

Housing Authority - County of Los Angeles

May 1, 2012

TO: BOARD OF SUPERVISORS
FROM: SEAN ROGAN, Executive Director



SUBJECT: REPORT ON RESOURCES FOR SENIORS

This report is in response to the motion by Supervisor Mark Ridley-Thomas, introduced at the meeting of April 17, 2012 instructing the Executive Director of the Housing Authority to complete an exhaustive search to identify revenues or funding for Section 8 vouchers for the disadvantaged population and to replace the displacement of the 150 slots for vouchers so that they will be met without impacting seniors on the waiting list and report back to the Board in two weeks.

The Housing Authority of the County of Los Angeles (HACoLA) has committed and earmarked housing resources for various special needs populations including seniors, the disabled, veterans, victims of domestic violence, emancipated foster youth and the homeless.

The motion provided instructions to search for funding specifically for Section 8 vouchers to replenish the 150 additional slots (vouchers) that were set aside for the homeless population. There is no additional funding available from HUD to fund new Section 8 vouchers above and beyond our current allocation of 21,969 vouchers. However, there are other resources the Community Development Commission and Housing Authority have utilized, specifically for seniors. Over the past 12 months, there have been a significant number of new units that have come on line exclusively for seniors that will more than make up for the 150 additional vouchers being set aside for the homeless.

The following is an inventory of housing resources developed in the past 12 months alone that are either specifically designated for seniors or are accessible to seniors. This activity demonstrates our commitment to this segment of our population.

Public Housing

The Board approved the Housing Authority's Annual Plan on April 3, 2012, which contained a major policy change to allow the Housing Authority to designate 13 of our public housing senior/disabled developments as housing **for elderly households only**.

Currently, the Housing Authority owns and operates 1,282 public housing senior/disabled units throughout the County. This change in designation will result in 617 units currently occupied by non-elderly disabled households to be converted to elderly only housing. The current occupants of these units will be given the option of remaining in their existing unit or relocating to comparable family housing provided by the Housing Authority, where case management services are currently in place.

As non-elderly disabled households transition out of the senior/disabled units, they will be converted to elderly only units resulting in a net gain of 617 additional "slots" over time that will be available exclusively to seniors.

City of Industry and HOME Funds

The Housing Authority issues annual Notices of Funding Availability (NOFA) utilizing City of Industry tax increment funds and HOME funds in order to promote the development of special needs affordable housing throughout the County. During the past 12 month period, this effort has resulted in the following units coming on line for seniors and other disadvantaged populations.

**CDC-Funded Affordable Housing for Low Income Seniors
February 2011- March 2012**

Location	Project Name	Project Type	Assisted Units	Total Units	Primary Funding	Date Completed
CONSTRUCTION COMPLETED						
Compton	Seasons at Compton by LINC Housing Corp.	Senior & Dev Disabled	83	84	HOME	11/16/2011
Los Angeles	Encanto Court Senior Apt. by National CORE	Senior & Homeless	61	62	HOME	12/7/2011
Los Angeles	Sunrise Apartments by AMCAL Multi-Housing, Inc.	Senior	42	46	Industry	3/19/2012
Calabasas	Canyon Creek by Thomas Safran & Assoc.	Senior (15-displaced by foreclosure)	74	75	HOME	10/10/2011
Quartz Hill	Harshfield Terrace by RHF Housing, Inc.	Senior (HUD 202)	74	75	HOME	2/28/2011
Claremont	Courier Place by Jamboree Housing	Senior & Families	65	75	HOME	12/21/2011
Pasadena	Hudson Oaks by Abode Communities	Senior	35	45	Industry	3/30/2012
El Monte	Garvey Court by Affordable Housing CDC, Inc.	Senior & Frequent Users of Health Services	67	68	Industry	June 2012
West Hollywood	Hayworth House by West Hollywood Community Housing Corp.	Senior	47	48	HOME	June 2012
TOTAL			548	578		

In addition to the units listed above, the following units were recently awarded City of Industry funds and will be scheduled to come online in the near future:

CDC Awarded Affordable Housing Developments with Senior Units

NOFA Round 17

LOCATION	PROJECT NAME AND DEVELOPER	PROJECT TYPE	TOTAL UNITS	FAMILY/ SENIOR UNITS	SPECIAL NEEDS UNITS	ASSISTED UNITS	NOFA AWARD	OTHER FUNDS LEVERAGED	TOTAL DEVELOPMENT COST
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AWARDED

Los Angeles	Knob Hill Apartments by Affordable Housing CDC, Inc.	Senior & HIV/AIDS	39	24- Senior	14- HIV/AIDS	14	\$2,350,000	\$12,209,803	\$14,559,803
Los Angeles	Eagle Vista Apartments by Women Organizing Resources, Knowledge, & Services	Senior, Dev. Disabled, Homeless, & Homeless Veterans	56	16- Senior	19-Dev. Disabled, 5-Homeless, 15-Homeless Veterans	55	\$2,400,000	\$15,493,641	\$17,893,641
Los Angeles	Sol y Luna Apartments by East LA Community Corp.	Family	53	51- Family	0	51	\$2,325,230	\$21,661,500	\$23,986,730
Los Angeles	Burlington Family Villa by Clifford Beer Housing, Inc.	Homeless-Mental Illness & Family	30	15- Family	15- Homeless-Mental Illness	15	\$2,425,000	\$11,007,598	\$13,432,598
Los Angeles	226 Berendo by A Community of Friends	Mental Illness	48	0	48-Mental Illness	48	\$1,500,000	\$2,480,508	\$3,980,508
El Monte	El Monte Veterans by Mercy Housing California	Homeless Veterans	41	0	40-Homeless Veterans	17	\$2,450,000	\$9,062,748	\$11,512,748
Huntington Park	Mosaic Gardens of Huntington Park by LINC Housing Corp.	Family & Transition Age Youth	24	8- Family	15-Transition Age Youth	23	\$800,000	\$9,009,148	\$9,809,148

RECOMMENDED

TOTAL			291	114	171	223	\$14,250,230	\$80,924,946	\$95,175,176
Los Angeles	Avalon Apartments by A Community of Friends	Family & Mental Illness	55	24- Family	15-Mental Illness	39	\$3,000,000	\$15,026,825	\$18,026,825

Housing Choice Voucher and other Special Programs

Last month the Housing Authority was awarded new funding under Shelter Plus Care to add 84 new units onto this program which provides housing for homeless individuals, including seniors. HACoLA now administers a total of 925 Shelter Plus Care units, 68 of which are utilized exclusively by seniors.

In April of this year we were notified of an additional award of 200 special purpose vouchers under the Veterans Affairs Supportive Housing (VASH) Program bringing our total VASH count to 855 vouchers. VASH serves homeless veterans, including seniors. To date, 76 of these vouchers are being utilized to house senior homeless veterans.

SUMMARY

Although there is no new funding under the Housing Choice Voucher Program to increase the total amount of vouchers administered by HACoLA, we have increased the amount of public housing units that are set aside specifically for seniors by 617 effective July 1, 2012.

In addition, we have added 272 new units in the past 12 months utilizing City of Industry and HOME funds which will be available exclusively to seniors, as well as 276 units for seniors and other special needs populations. Under NOFA 17, funds have been awarded for the construction of 40 new senior only units that will come online within the next 18 months, in addition to 117 units for other special needs populations.

Within the past 30 days we have also received an increased allocation of 284 certificates and vouchers under VASH and Shelter Plus Care which will be available to seniors, veterans and the disabled.

These combined efforts will result in a net gain of 1,606 additional units that will be occupied primarily by seniors, in addition to veterans, disabled, homeless, persons with HIV/Aids, persons with mental illness and transition age youth. The chart below illustrates a breakdown of these units:

PROGRAM	NO. OF UNITS	POPULATION SERVED
Public Housing	617	Seniors Only
City of Industry/HOME Completed Units	272	Seniors Only
City of Industry/HOME Completed Units	276	Seniors, Disabled, Homeless, HIV/Aids
City of Industry NOFA 17 Funds Awarded	40	Seniors Only
City of Industry NOFA 17 Funds Awarded	117	Seniors, Disabled, Homeless, Veterans, HIV/Aids, Transition Age Youth
Shelter Plus Care	84	Homeless Disabled (including Seniors)
VASH	200	Homeless Veterans (including Seniors)
TOTAL	1,606	